



News From MAIENstreet

A Neighborhood Newsletter From Councilman Brian Maienschein



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Maienschein Gains Support for New Building Standard

City Bans Wood Roofs and Raises Roofing Requirement

I am pleased to have secured the support of the City Council on Tuesday, January 20 to approve a new building code regulation to ban wood shake roofs in San Diego and to require new structures in the City to have Class A roofs.

This type of roof must be made of materials resistant to severe fire exposure, but do not necessarily include non-combustible materials such as concrete or slate shingles. A review of whether non-combustible roofs should be required in High Fire Hazard Areas was referred for more study. Also referred for further review was a proposal to require Class A roofs to be in place throughout the City within 25 years.

City proposals to require sprinklers, boxed eaves, and other restrictions on new construction were also referred back to go through the regular building code modification process. A status report on these issues is due to the Council within 90 days.

These new restrictions apply to new construction and to roofing repairs where more than 25 percent of a structure's roof area is being replaced within 12 months. Due to City noticing requirements, these changes will not go into effect until March 4.

These new guidelines are intended to put in place a single consistent standard throughout the City, and will work in conjunction with the building code changes to provide more lines of defense should another fire occur in our community.

While I am pleased to put in place roofing requirements which will undoubtedly increase safety throughout San Diego, I also realize that we need to be reasonable on other issues and take a good look at hard data which may or may not support other restrictions.

City Preparing for New Brush Management Policy

The City Council recently directed City staff to process new brush management regulations, including a uniform requirement for thinning and pruning brush in a 100-foot area behind homes.

This area, which had previously ranged from 85 to 110 feet depending upon where you live, is expected to apply to the entire City. The 100-foot space includes two zones: the 35-foot area immediately behind homes, plus an additional 65 feet.

Following the Cedar Fire, the City prepared a new guide that describes proper brush management techniques within the two zones. To view a copy online, go to <http://www.sandiego.gov/fireandems/pdf/brushpdf.pdf>.

Although there are numerous steps that can be taken to help prevent fires, I believe creating a defensible space is one key to ensuring the safety of your family and neighborhood. When implemented properly, brush management procedures make your property safer by creating space between your home and flammable plant material.

The space slows down the spread and flames, ultimately buying time for fire crews to respond effectively in emergency situations.

(Brush management story continues on page 3)

Proudly Representing the
District Five
Communities of:

Carmel Mountain Ranch

Mira Mesa

Rancho Bernardo

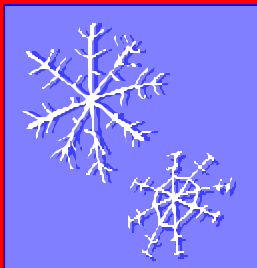
Sabre Springs

San Pasqual

Scripps Ranch

Sorrento Mesa

Sorrento Valley



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Update: Rebuilding Scripps Ranch after Firestorm 2003

Significant progress is underway in the effort to rebuild the 345 Scripps Ranch homes destroyed or damaged in the Cedar Fire on October 26, 2003. At press time, debris had been cleared from 89 percent of the burned properties. One homeowner has already begun construction of their new residence on Handrich Drive and three other residents have obtained permits to repair damaged homes. In addition, the City's Development Services Department is reviewing 24 building permit applications.



New home under construction on Handrich Dr.

In January, we moved the Local Assistance Center to the Scripps Ranch Information Center, 11885 Cypress Canyon Road. My office, as well as the City's Development Services Department and Scripps Ranch Civic Association, will continue to maintain a presence at the site as long as we are needed.

Since opening the Local Assistance Center, the City's Development Services department has had 2,065 contacts, issued 307 demolition permits and 20 temporary electrical permits and received 324 demolition applications.

The Center's staff is available to answer questions about numerous issues, including the possibility of additional building code changes. The Center is open from 8 a.m. to 5 p.m. Monday, Tuesday, Wednesday and Friday; 8 a.m. to 6 p.m. Thursday and 9 a.m. to 1 p.m. the first and third Saturday of the month (February 7 and 21).

For more information, please do not hesitate to contact me at (619) 236-6655 or my office at the Assistance Center, (858) 790-0122.

Sikes Adobe House Debuts in Grand Fashion

On Saturday, January 31, more than 300 people joined me at the grand opening celebration for the Sikes Adobe, a historic farmhouse located at the gateway to the San Pasqual Valley Agricultural Preserve at the San Dieguito River Park.

Originally built in about 1870 by pioneers Zenas and Eliza Sikes, the farmhouse served as the family's homestead from 1869 to 1899. Two dozen of the couple's descendants participated in the grand opening event.

For the past year, volunteers have worked tirelessly to restore the 1,500-square-foot house, a City of San Diego Historical Landmark and a State Point of Historical Interest. The restoration work included repainting the interior and exterior of the house and planting trees on the property.



Ribbon-cutting festivities at the Sikes Adobe House

(Brush Management-continued)

The City is considering the formation of an assessment district to fund unmet brush management needs on City-owned open space.

In the meantime, residents interested in thinning brush in City-owned open space behind their homes can obtain a permit to do the work themselves, if necessary. To obtain this permit, known as a right-of-entry permit, contact the brush management section of the City's Park & Recreation Department at (619) 525-8607.

I want to make sure it is as easy as possible for you to implement proper brush management procedures on your property. Adopting a uniform brush management zone for homes throughout the entire City is a step in the right direction.

For further assistance with brush management issues, please do not hesitate to contact me at (858) 236-6655.

Movin' on Mira Sorrento Place

Construction has begun on the extension and widening of Mira Sorrento Place. The roadway will connect Scranton Road and Vista Sorrento Parkway.

When completed by the end of this year, Mira Sorrento Place will accommodate an average of 20,400 daily trips. Mira Sorrento Place is one of several road improvement projects designed to relieve traffic congestion on Mira Mesa Boulevard, which has more than 70,000 average daily trips.

The other road improvement projects include the 2003 opening of Vista Sorrento Parkway and the anticipated completion of Camino Santa Fe this March.

In addition, I have spent a good deal of time during the past two years working with state Legislators, as well as SANDAG and Caltrans officials, on the completion of State Route 56, which is still on track to open in July 2004.

Senior Center in Mira Mesa Getting New Look

The Mira Mesa Senior Center is undergoing a face-lift, thanks to funds I provided to the Alpha Project, a local nonprofit organization.

On February 4, Alpha Project workers painted the exterior of the Senior Center and plans are in the works to repaint the exterior on February 19.

In addition to the fresh coats of paint, an expansion of the parking lot is underway. The \$135,000 improvement project, also funded by my office, is scheduled for completion this fall.

The new face-lift will allow the Center's staff to maximize the use of the facility's special events space.

The Senior Center is located at 8460 Mira Mesa Boulevard.



Alpha Project employees gave Senior Center a facelift.



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<http://www.sandiego.gov/city-council/district-5>

From my website, you can also sign up to receive **e-News from MAIENstreet** every month via e-mail.

It's a pleasure to serve you on the San Diego City Council!